NAVAL AIR STATION KANE'OHE, (O'AHU) T.H., COMMISSIONED OFFICERS' QUARTERS, THREE BEDROOM WITH MAID'S QUARTERS

HABS No. HI-311-J

(U.S. Marine Corps Base Hawaiʻi, Heleloa Neighborhood, Type 2 Housing, Facility Nos. 512, 513, 514, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 530, 531, 532, 533, 534) Nimitz, Halligan, Reeves, and Yarnell Roads Kaneʻohe Honolulu County Hawaiʻi

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey National Park Service Department of the Interior San Francisco, California

HABS No. HI-311-J-1

HISTORIC AMERICAN BUILDINGS SURVEY

NAVAL AIR STATION KANE'OHE, (O'AHU) T.H., COMMISSIONED OFFICERS' QUARTERS, THREE-BEDROOM WITH MAID'S QUARTERS

(U.S. Marine Corps Base Hawai'i, Heleloa Neighborhood, Type 2 Housing, Facility Nos. 512, 513, 514, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 530, 531, 532, 533, 534)

HABS No. HI-311-J

<u>Location:</u> The NAS Kane'ohe Officer Family Housing area (later known as Hilltop, and now known as Heleloa) is located on Mokapu Peninsula, on the windward side of the island of O'ahu, State of Hawai'i, approximately 12 miles northeast of the Capital city of Honolulu. It is situated within Marine Corps Base Hawai'i, Kane'ohe Bay (MCB Hawai'i, Kane'ohe Bay).

City and County of Honolulu, Hawai'i

U.S.G.S. Mokapu Point, Hawai'i Quadrangle 1998 (7.5 minute series) Bounded by Universal Transverse Mercator Coordinates:

1) 04.605740.2367180 2) 04.605410.2366880 7) 04.628820.2372960

3) 04.605370.2366660 4) 04.605460.2366700 5) 04.605600.2366540 6) 04.605820.2366740

<u>Present Owner:</u> United States Marine Corps

<u>Present Occupants:</u> United States Marine Corps

<u>Present Use:</u> Military family housing for Officers.

<u>Significance:</u> The Naval Air Station Kane'ohe Officer Family Housing area is significant

under National Register of Historic Places' (NRHP) Criterion A as an example of an intact grouping of military housing built in anticipation of the United States' entry into World War II, and as a significant component of the development of Naval Air Station, Kane'ohe Bay. Under NRHP Criterion C, the residences embody the distinctive characteristics of military housing construction just before and during World War II. Today known as Heleloa, the housing area retains its integrity of design, setting, workmanship, feeling and association. It is the only historic housing area

on a Hawai'i Marine Corps installation today.

PART I. GENERAL INFORMATION

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The Naval Air Station Kane ohe Officer Family Housing area was originally built with two design types. These included one design for the Commanding Officer's residence, and one design for all of the Commissioned Officers' quarters. For the purposes of this report, these original two designs have been given type designations by the author; the Commanding Officer's quarters (Facility 511) is called a "Type 1". Most of the original Commissioned Officers' quarters, even two which have undergone minor renovations, are called "Type 2s". However, one of the original Commissioned Officers' quarters, Facility 515, is designated a "Type 3" because its modifications make it notably different from the other Type 2s.

The Type 2 buildings include twenty-one one-story single-family residences (Facilities 512, 513, 514, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 530, 531, 532, 533, and 534). Facilities 513 and 527 are the minimally modified Type 2s. (Fac. 513 has a sunroom addition off the living room and at Fac. 527 the entry porch has been enclosed.) For a description and history of the Officer Family Housing area and its development, see HABS No. HI-311-H. For information on Type 1, see HABS No. HI-311-I. For information on Type 3, see HABS No. HI-311-K.

The Type 2 design is described below. Facility 525 was selected as a representative example of this type for the purposes of this documentation.

PART II. ARCHITECTURAL INFORMATION

A. Description of exterior

- 1. Overall dimensions
 - i. The Type 2 design appears in plan as a series of overlapping rectangular spaces arranged linearly. The result is an irregular rectilinear plan which is widest in the middle and tapers in stepped stages on both ends. At its widest in the central living room/dining room area, the residence is approximately 34' wide. It tapers to more narrow widths on both ends; at the garage it is 22'-2" wide. On the opposite end of the house, at the master bedroom, the width is approximately 22'. The overall length of the house, including the garage, is 90'-7".
 - ii. Dimensions: The fenced service entry is approximately 22' x 9', and the entry porch measures approximately 14' x 12' with a radius at the stairs. There is a net square footage of 2,388 square feet for each unit, which includes the garage. (Original plans indicate that each unit had a net square footage of 2,166 square feet, not including the garage/carport.)
 - Facilities 513 and 527 are slightly modified Type 2s. Facility 513 has an additional 245 square feet with the sunroom addition. Facility 527 has an additional 132 square feet with the enclosed entry porch.
- 2. Foundation and walls: Type 2 units have slab-on-grade foundations and the exterior walls are made of 8"x12"x4" CMU bricks. There are pipe column supports within the wood window framing as noted on the historic floor plan (Drawing no. OA-N4-140). They are located at the ends of the window groupings. The CMU exterior walls are now covered with horizontal vinyl siding. The interior is finished with long, horizontally placed plywood panels measuring 24" wide. There are V-joints where they abut which results in a horizontal patterning on the walls.

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3. Openings – doors and windows: The original windows were painted wood-frame, of varying types, and most appear to be intact. There are double-hung windows, sliding windows, and fixed windows. Many of the double-hung windows have three-over-three lites. These are butted at the corners in the living room, dining room, bedroom one, as well as in bedrooms two and three. The living room has a large fixed glass window, flanked on either side by single, three-over-three double-hung painted wood windows. There are a few smaller double-hung painted wood windows with two-over-two lites in the utility room and in the bathrooms. The glass used in the bathroom windows is obscured.

There are three fixed painted-wood transoms above a set of sliding wood-framed three-over-three windows in the utility room. Where the windows are now located there were originally only painted wood-framed screens. Painted wood-framed one-lite hopper transoms are found over the doors in bedrooms two, three and the maid's room. Additional transom windows of the same type are also found in the hallway walls at bedrooms two and three. There is a two-lite hopper transom in the maid's room, at the decorative CMU vent which faces the terrace.

The Type 2 residences have window air conditioning units. Their locations vary by unit. Most are in the living room, dining room and bedroom window openings.

All of the operable windows have historic painted wood-frame screens, except where the air conditioning units are located. Fixed, painted wood screens are also located on the exterior wall of the decorative masonry opening (2'-8" x 6'-9"), outside the maid's room. The decorative masonry opening between the maid's room and the garage is now covered with dry wall on the maid's room side and there is no wood screen on the garage side.

Facility 525 has many original doors, although several have been replaced. Most of the interior passage doors, such as the bedroom and bathroom doors are historic two-panel painted wood doors. This door type has a taller upper panel (which occupies nearly two-thirds of the door). Some doors have been replaced with hollow-core doors, such as the sliding closet doors and door leading from the kitchen to the service porch (utility room). The sliding closet doors in bedroom one, bedroom two and bedroom three are painted wood flush doors.

The front entry door is a painted wood-framed door with five lites. On the exterior, there is a painted wood-framed screen door with five screen panels, which aligns with the front door. Atop the door is a single-lite wood-framed transom. (Approximately half of the neighborhood units have this window type; the other units have a flush door with a small, vertically oriented rectangular vision panel at eye level.) The rear entry door is a solid painted wood, flush door with wood louvers on the top and is not historic. The exterior door to the water-heater (located at the service entry) is a painted wood flush panel door that is not historic.

The kitchen has various door types. The door leading to the kitchen from the dining room is missing in Fac. 525 but in other units it is a swinging two-panel

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painted wood door. The kitchen has two pantries. The larger one has a two-panel, painted wood sliding pocket door suspended from an upper track. The smaller one, as well as a small storage or broom closet in the utility room has a flush painted plywood door. The smaller pantry door has three metal slatted vents, measuring approximately 3" in diameter, at the bottom of the door.

The entry door to the maid's room was likely relocated from the rear entry. It is a painted wood door with a recessed panel on the bottom and nine lites on top. Originally the standard painted wood two-panel door described above would have been located here. The closet in the maid's room has a recessed single-panel door.

Access to the built-in ironing board in the utility room is provided via two small single-panel wood doors "stacked" one over the other. The top door has butterfly side hinges, and swings outward. The bottom door has butterfly hinges at the bottom. When the ironing board drops down (when the top door is opened) the bottom door pivots out, providing a diagonal support for the ironing board.

Roofline

- i. Shape: Type 2 units have hipped roofs with overhanging eaves with vinyl fascia boards and soffits. The soffit panels are perforated for ventilation. The garage has a shed roof which is an extension of the hipped roof.
- ii. Materials: The roof is asphalt shingles.
- iii. Gutter/diverter: PVC gutters and downspouts are found at the perimeter of the roof overhang except at the garage location.

5. Exterior Details

- i. Water Heater storage closet area: There is a water heater storage closet on the exterior wall of the kitchen, within the fenced service entry area. It is built of single-wall construction and is approximately 3'-0" x 3'-9" with a flush painted wood passage door.
- ii. Wall vents: There are decorative vents made out of CMU. One vent is 2'-8" x 6'-9" and is located on the exterior wall at the maid's room/maid's bath, and now has a painted wood screen on the exterior. The other is a set of decorative vents which is located on the interior wall connecting the maid's room to the garage. From the interior of the maid's room, the vent is not visible because it is covered with gypsum board. The masonry vent can be seen from the garage interior.
- iii. In-filled openings: On the exterior long side wall of the garage are three in-filled openings, each measuring 34" x 32". These were former fixed-glass garage windows. The openings are now covered with painted plywood attached on the interior side of the wall. On the exterior these openings have the plywood infill showing. (In some units, the vinyl siding covers the openings completely. At Fac. 527, however, the glass in one opening is still visible from the exterior.)
- iv. Siding: Horizontal vinyl siding is on all exterior walls covering the masonry walls, under eaves and over the fascia boards. It surrounds the

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entire perimeter of the house, as well as the garage. The vinyl has a wood texture and an exposed width of 4". The vinyl color for Facility 525 is a pale yellow color. The other Type 2 houses have either pale yellow, pale green or beige colored vinyl on the exterior walls.

v. Entries, Terrace and Planter Boxes: There are two entries to the house. The more formal entrance enters directly into the living room from the entry terrace, while the less formal entry directly accesses the service porch (now the utility room) through a fenced service area. Facility 525 is oriented so that the less formal entry faces the street while some of the other units have their formal entry facing the street. The determination of where the front entry is located varies by unit. Each unit is oriented so that the living room has an ocean view.

In plan, the uncovered concrete terrace is shaped as a quarter-circle. Its surface is lightly scored with a 33" square grid pattern. Facility 525 has one quarter-circle step inset into the concrete walkway which leads, alongside the garage, to the street. There are two simple concrete planter boxes, one on either side of the terrace, adjacent to the step. (The number of terrace steps varies among the units, depending upon the slope of the site. It is typically one or two steps.)

- vi. Garage: The enclosed garage was originally an open carport. It measures approximately 10'-6" x 24-0' and has a shed roof which is integrated with the structure's hip roof. (See the sections on wall vents and in-filled openings for more garage details.) A garage door is located on the street side; it is made of pressed sheet metal and has the appearance of wood from the exterior, with sixteen panels. There is a flush painted wood door on the opposite wall.
- vii. Wood Fence Enclosures: There is a wood fence enclosure near the utility room which provides privacy to the service entry. Some of the service entries are situated on the street side and some are located away from the road on the lawn side. The slatted wood fence enclosure is 9-0' wide and 22'-0" long. It is supported by metal pipe posts and is approximately 5'-6" tall. Throughout the neighborhood the wood fence enclosures at different units have varying wood slat designs.

B. Description of Interior

- 1. Floor plan: Each unit has a kitchen, utility room (former service porch), dining room, living room, hallway, bedroom one, bath one, bedroom two, bedroom three, bathroom two, maid's room, maid's bath and a garage. There are also closet spaces (hall linen closet, utility room closet, ironing board closet and bedroom closets), an entry porch, an exterior service area, as well as an attic space.
- 2. Flooring: Flooring throughout Facility 525 is vinyl composition sheet over concrete. Originally the flooring was asphalt tile with painted wood base measuring approximately 4". Some of the flooring has been replaced in various units with vinyl tile and a few of the units have carpet over the tile in the living and dining room areas. Each unit has two 'Ōhi'a wood steps with radius ends between the living room and the hallway. ('Ōhi'a, or Metrosideros

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polymorpha, is an evergreen tree of the myrtle family which is endemic to Hawai'i.) There are some historic wood baseboards in the living room, dining room and hallway areas. Non-historic vinyl baseboards are located in the kitchen, bathroom, maid, and utility areas.

- 3. Ceiling finishes: The ceilings are finished with canec panels. At the perimeter of the ceiling in each room the canec panels are 17" wide, forming a wide border. The panels in the living room ceiling are larger, and of varying sizes and form a complex decorative pattern.
- 4. Wall finishes: The interior walls are made of plywood panels with v-joints. The panels are approximately 20" wide, forming a horizontal pattern. These panels are in the living room, dining room and the bedrooms, except for the maid's room. Where the interior walls meet the ceilings there is a 1/2" quarter round trim piece. At their base, the interior walls are finished with a 1" x 4" painted wood baseboard and a ¾" quarter round trim in the living room, dining room, hallway and bedrooms. There is a vinyl base at interior walls of the kitchen, utility room and bathrooms. The trim around the doors is a half-round casing measuring approximately 1 ½". The bathroom bathtub and shower walls are finished with 4" ceramic square tiles and the shower floor has 2" square tiles.
- 5. Door and window hardware: Hardware varies among the Type 2 units, however most units have at least some historic hardware made out of brass or brushed nickel. Many of the units, including Fac. 525, retain the historic hardware at the front entry door, a nickel lever with an octagonal profile and a turn key latch. The bypass sliding and pocket doors have either brass or nickel recessed finger pulls. Most of the bathroom and bedroom doors have simple round nickel or chrome knobs with round escutcheons and turn key latches beneath. The historic double-hung windows have metal curved finger pulls and standard locks. Most have been painted.
- 6. Bathroom accessories: Many of the units, including Fac. 525, have retained their historic towel rods and toilet paper holders. These accessories are made of a white metal (likely chrome). The brackets are decorative, yet simple, with clipped corners and an incised detail.
- 7. Interior pull-down staircase: In the hallway is the original pull-down staircase which accesses the attic. On original drawings it is referred to as "Bessler Disappearing Stairs 2'-6" wide, Model K-89" (U.S. Navy October 22, 1940). The door to the staircase is a recessed two-panel door set into the ceiling with a brass pull chain. The stair is raised and dropped mechanically through a series of pulleys and ropes.

8. Decorative features and trim

i. Kitchen cabinets and built-ins: Many of the units retain their original upper glass-fronted cabinets in the kitchen, including Fac. 525. As is typical, the kitchen has two upper cabinet units with white painted finish and fixed shelves. There is a single unit on the wall adjacent to the dining room and a corner unit on the wall adjacent to the maid's room. Each unit has four small painted wood hinged doors above and two large sliding glass doors with three lites below. There are chrome finished round knobs on the swinging cabinet doors and recessed finger pulls on the

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sliding doors. The countertops are made of plastic laminate with a bull-nose edge. There are two built-in pantry closets in the kitchen. One measures 4'-6" x 2'-6" and has a recessed pocket, two-panel wood painted door. The other measures 2'-0" x 2'-6" and has a plywood painted door with three vents measuring 3" in diameter located near the bottom of the door.

- ii. Utility room features: The utility room has a small closet that measures 1'-0" x 1'-6" with a flush solid wood door. An historic built-in ironing board cabinet has a two-panel door with a glass knob pull. A wood ironing board drops down out of this cabinet. (See "Openings doors and windows" section for more information about the ironing board.) The utility room also has three open painted plywood shelves, 10" wide located above the washer/dryer.
- iii. Bathroom cabinets and bedroom closets: The vanity bases in the master bath and bathroom two are small, measuring approximately 2'-6" x 1'-6" and are made out of painted plywood with an interior shelf. The lavatory in bathroom three is wall-mounted and has no vanity. Countertops in both bathrooms are made of plastic laminate with a bull-nose edge. Both of these bathrooms contain an historic built-in cabinet behind the water closet. The cabinet measures approximately 2'-6" x 3'-6" and has flush, painted plywood doors and two plywood shelves. On the floor of the bedroom closets in the bedroom one, bedroom two and bedroom three have wood painted built-in shoe racks.
- iv. Other interior features: There is a painted wood valance box over the windows in the living room and dining room which is likely historic.

9. Mechanical / Electrical

- i. The mechanical system includes air conditioning units in various window locations in the living room, dining room, master bedroom, bedroom two and bedroom three.
- ii. The electrical system has been upgraded with a modern electrical panel in the utility room, however the original knob and tube system is still in use.
- iii. There are few historic extant light fixtures among the Type 2 units. Facility 526 has a ceiling mounted circular light fixture that is historic in the kitchen. There are no historic light fixtures in Facility 525. The non-historic light fixtures in Facility 525 include ceiling mounted square-shaped and round shaped fixtures with either a plastic diffused shade or frosted glass shade located in the living room, dining room, kitchen, maid's room and bathrooms. There are modern ceiling fans with lights in some of the bedrooms. The other facilities have different combinations of lights with ceiling fans with lights in the living room or dining room.
- iv. There is a functioning door chime, with the call button located at the front door.

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PART III. SOURCES OF INFORMATION

- A. Original Architectural Drawings: Original drawings and any drawings completed up to the present for building renovations by the U.S. Department of the Navy are located at the Naval Facilities Pacific Capital Improvement Plan File Library, Pearl Harbor, Hawai'i.
- B. Bibliography (books/reports/articles)
 - Fung Associates with Mason Architects, Inc. *Marine Corps Base Hawai'i Kane'ohe Bay, Historic Building Inventory,* June 2005. Submitted to Environmental Technical Branch USAED Honolulu Building 252 Fort Shafter, Hawai'i.
 - Kawena Puku'i, Mary, and Elbert, Samuel H. *Hawaiian Dictionary; Hawaiian-English, English-Hawaiian*. University of Hawai'i Press, Honolulu, 1986.
 - Mason Architects, Inc., and Helber, Hastert & Fee Inc. *Historic Context Study of Historic Military Family Housing in Hawai'i.* August, 2003. (This study was funded by the Department of Defense Legacy Resource Management Program, Project No. 115.)
 - U.S. Army Corps of Engineers (USACE). *Preliminary Draft Integrated Cultural Resources Management Plan (ICRMP)Marine Corps Base Hawai'i*, December 2002. Prepared for Commanding Officer Marine Corps Base Hawai'i.
- C. Bibliography (maps, photographs and drawings)
 - U.S. Geological Survey (USGS). *Mokapu Quadrangle* (portion) 1998. Original scale 1:20,000. On file, Hawai'i State Department of Accounting and General Services Survey Division, Honolulu.
 - United States Department of the Navy, Fourteenth Naval District. Naval Air Station Kane'ohe, Commissioned Officer's Quarters Plans and Elevations (Drawing No. 0A-N4-140).
 - United States Department of the Navy, Fourteenth Naval District. Naval Air Station Kane'ohe, Commissioned Officer's Quarters Typical Details (Drawing No. 0A-N4-141).
- D. Likely Sources Not Yet Investigated
 - It is possible that additional information on the subjects covered in this report could also be researched at the Bishop Museum, in Honolulu, Hawai'i, the Arizona Memorial Library, Pearl Harbor, and the University of Hawai'i's Hamilton Library, in Honolulu, Hawai'i.

PART IV. PROJECT INFORMATION

A. <u>History:</u> The Type 2 facilities are one of two original designs of single-family residences in the neighborhood which was originally developed as an integral part of Naval Air Station Kane'ohe to provide housing for Navy officers and their families just

HABS No. HI-311-J-9

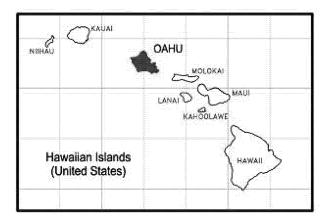
prior to the commencement of World War II. The Type 2 units have changed little since their construction. Facility 513 and Facility 527 were modified more notably than the other Type 2s, although they still retain their historic integrity. Some minor renovations have occurred over the years at all of the Type 2s and these include: removal of the large pantry in the kitchen, enclosing the carports, fencing in the service porch, replacing water heaters, replacing some kitchen cabinets, and updating some materials, hardware, and light fixtures. Vinyl siding was added onto the exteriors of all the structures.

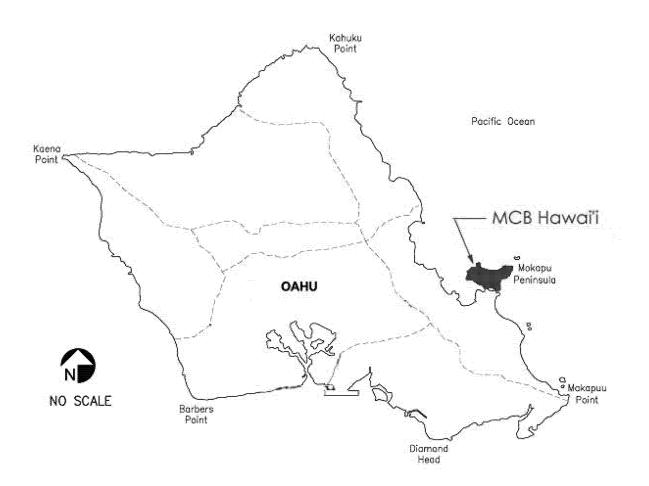
See HABS No. HI-311-H for a history of the Naval Air Station Kane of Officer Family Housing area. See HABS No. HI-311-I for information on the Type 1 unit. See HABS No. HI-311-K for information on the Type 3 unit.

- B. <u>Sources:</u> Architectural Drawings: Original drawings and any drawings completed up to the present for building renovations by the U.S. Navy are located at the Naval Facilities Pacific Capital Improvement Plan/File Library, Pearl Harbor, Hawai'i and/or the Plan/File Library at Marine Corps Base Hawai'i.
- C. <u>Project Information:</u> This report was prepared in accordance with the Programmatic Agreement among the United States of America, Department of the Navy, the Hawai'i State Historic Preservation Office (SHPO), and the Advisory Council on Historic Preservation, for the Hawai'i Public-Private Venture (PPV) Phase III, dated September 2006. In keeping with the requirements of the Programmatic Agreement, this report was undertaken to document the neighborhood prior to the construction of new garages, and the renovations to the residences. The photographic documentation was undertaken by David Franzen, photographer. Monica Bacon and Anna Grune, Architectural Historians at Mason Architects, Inc., wrote the written documentation and conducted field work (March 2008 October 2008) and research for this report.

HABS No. HI-311-J-10

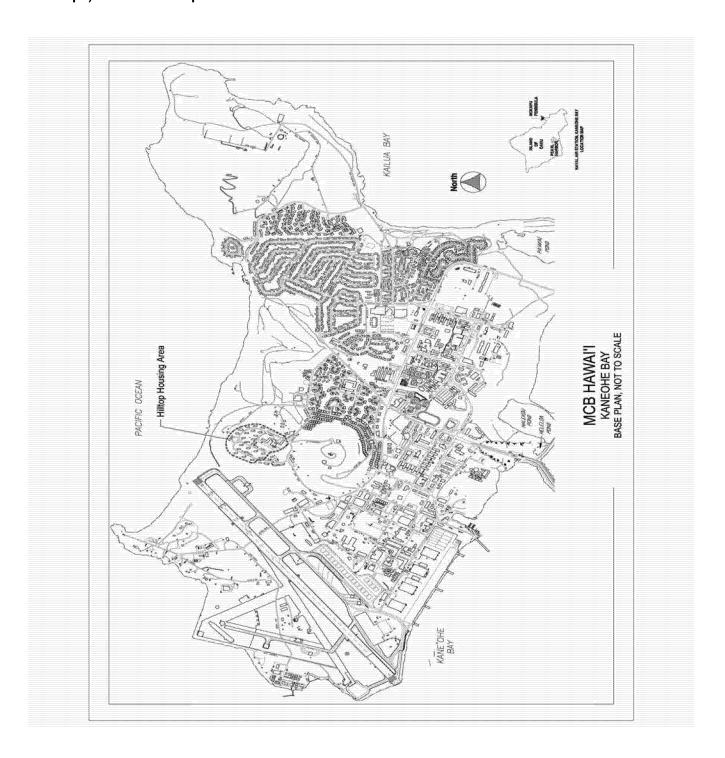
Map showing Hawaiian Island chain and location of Officer Family Housing Area (referred to here by former name "Hilltop") on Island of Oʻahu.





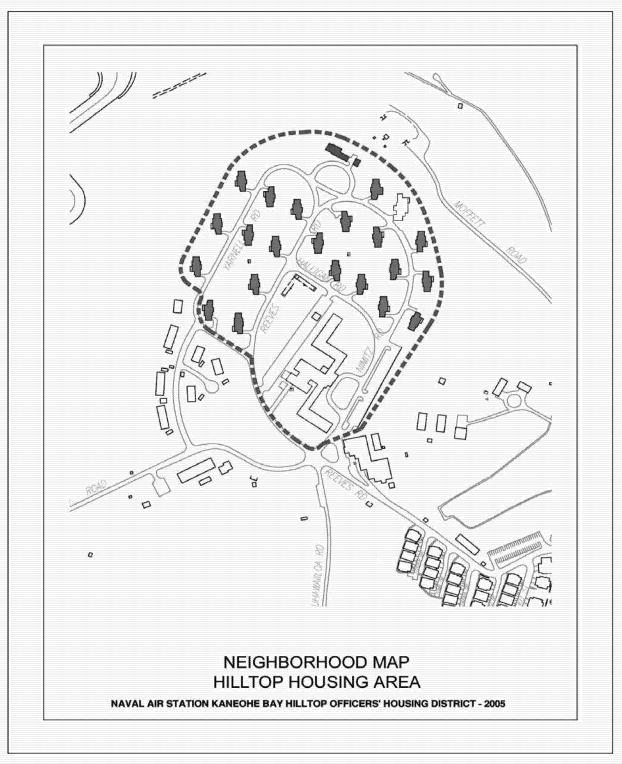
HABS No. HI-311-J-11

Map showing location of Officer Family Housing Area (referred to here by former name "Hilltop") at Marine Corps Base Hawai'i.



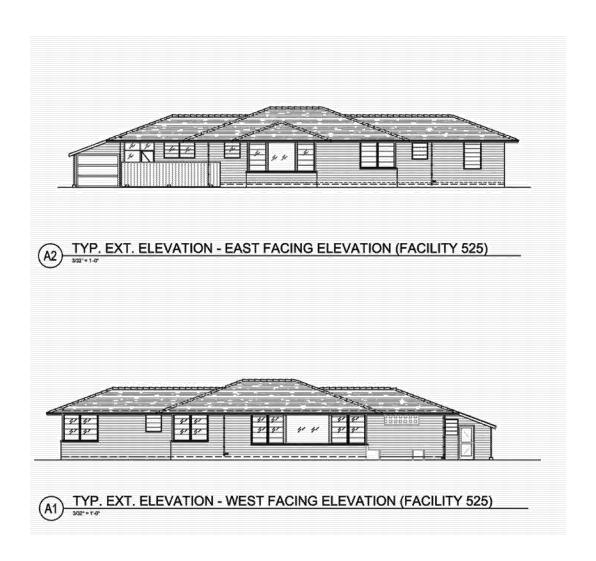
HABS No. HI-311-J-12

Neighborhood Map. Commissioned Officers' Quarters are shaded gray.



HABS No. HI-311-J-13

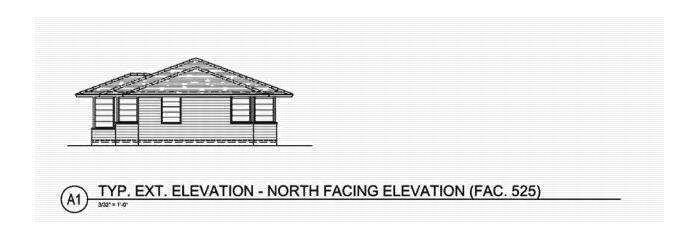
Elevations (Mason Architects, Inc. October, 2008)



HABS No. HI-311-J-14

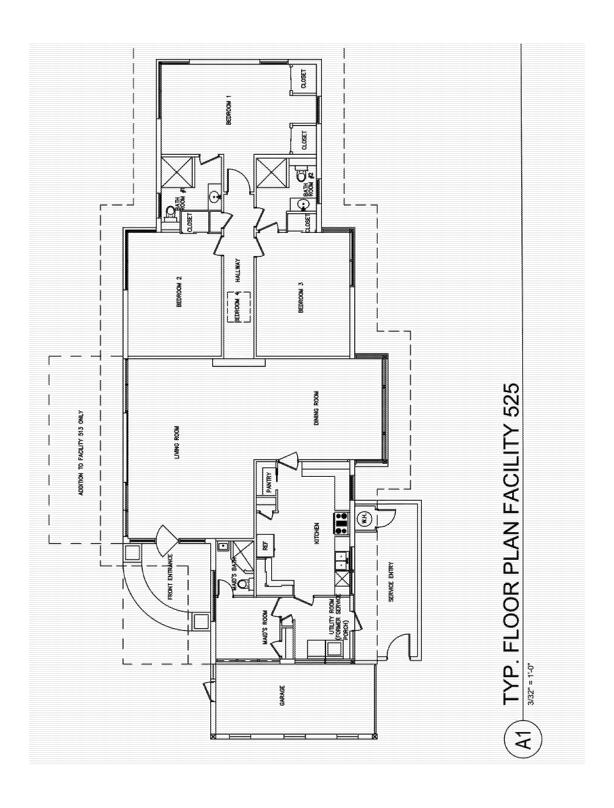
Elevations (Mason Architects, Inc. October, 2008)





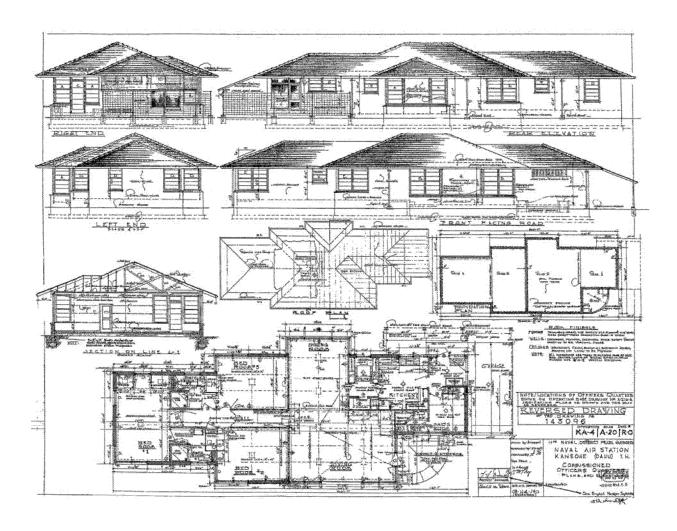
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Floor Plan (Mason Architects, Inc. October, 2008)



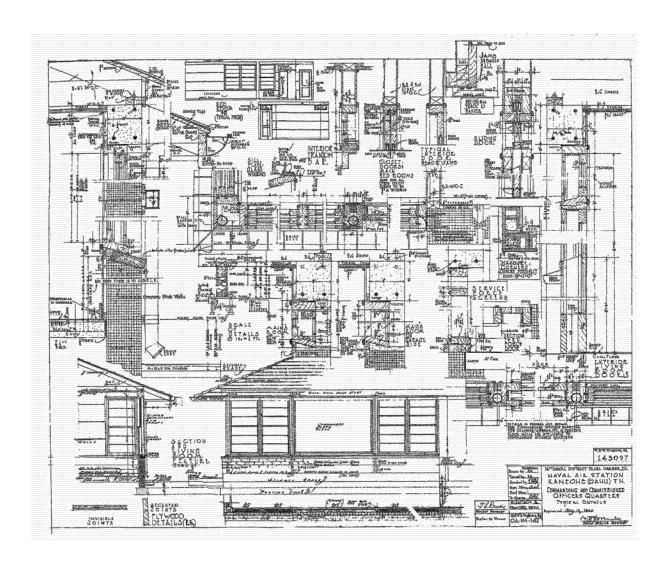
HABS No. HI-311-J-16

Commissioned Officers' Quarters Floor Plan and Elevations (Drawing No. OA-N4-140, dated October 22, 1940)



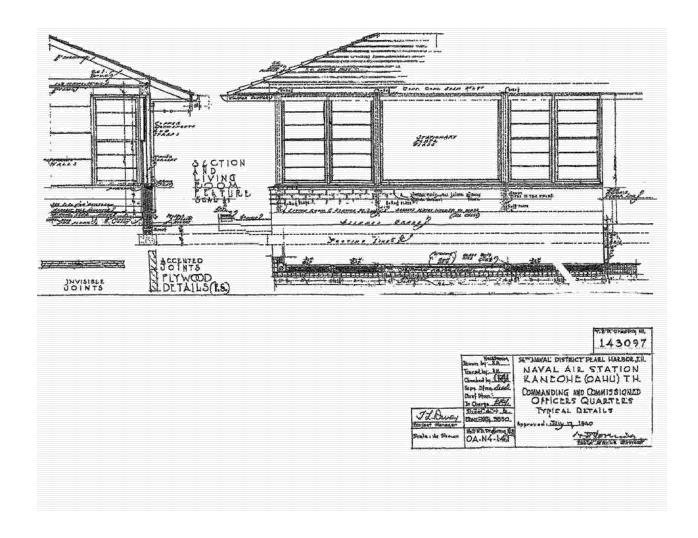
HABS No. HI-311-J-17

Commanding and Commissioned Officers' Quarters Typical Details (Drawing No. OA-N4-141, dated July 17, 1940)



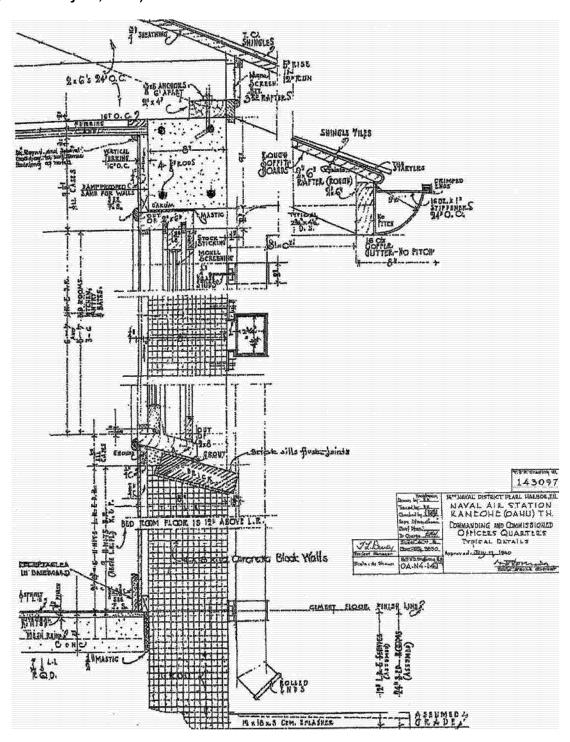
HABS No. HI-311-J-18

Typical Details (Enlarged portion of Drawing No. OA-N4-141, dated July 17, 1940)



HABS No. HI-311-J-19

Typical Details (Enlarged portion showing Wall and Roof Details of Drawing No. OA-N4-141, dated July 17, 1940)



HABS No. HI-311-J-20

Typical Details (Enlarged portion showing Window, Door and Screen Details of Drawing No. OA-N4-141, dated July 17, 1940)

